

VICINITY MAP
Not To Scale

SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Preliminary and Final Storm Water Management Plans (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth for each individual lot prior to any soil disturbance exceeding 0.5 acres.

PARKWAY PERMIT

Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and is due on the date a building permit is issued.

SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per City Development Design Standards.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

This Replat does not vacate the previous 'Plat of Record' governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

WATER / WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

BUILDING PERMITS

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

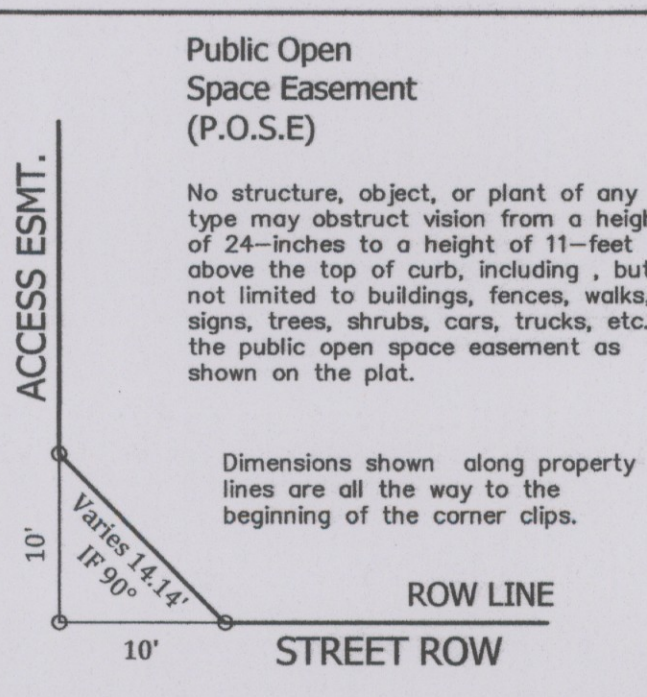
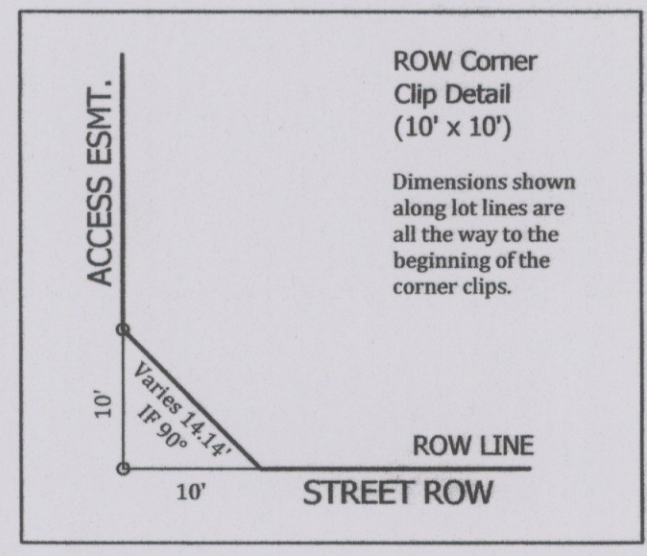
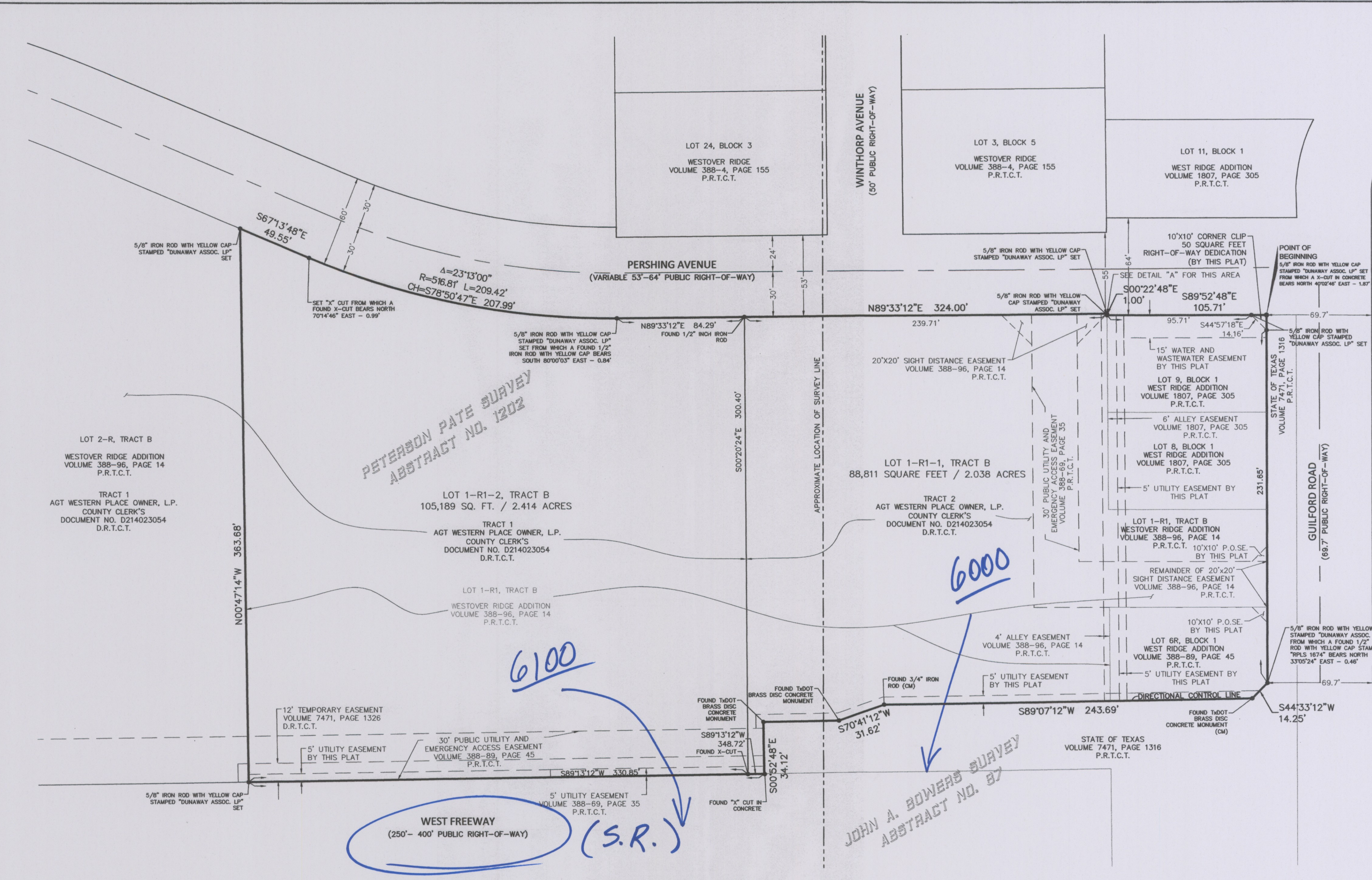
UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.



PETERSON PATE SURVEY
ABSTRACT NO. 1202

JOHN A. BOWERS SURVEY
ABSTRACT NO. 87

CERTIFICATION:
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify the this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of May, 2014.
Stephen R. Glosup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5570
January 29, 2015
Date



LAND USE TABLE	
Total Gross Acreage	4.453 Ac.
Right-of-Way Dedication	0.001 Ac.
Net Acreage	4.452 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	2
Non-Residential Acreage	4.452 Ac.
Private Park Acreage	0
Public Park Acreage	0

The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone 4202, based upon measurements, according to the GPS Reference Network.
According to the Flood Insurance Rate Maps for Tarrant County, Texas, Incorporated Areas, Map Number 48439C0285K Map revised date: September 25, 2009, the subject property is located in Zone "X", defined as areas to be outside the 500 year flood plain. This statement does not reflect any type of flood study by this firm.
(CM) = CONTROLLING MONUMENT
C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

FS-14-118
FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.
Plat Approval Date: 1/30/2015
By: [Signature] Chairman
By: [Signature] Secretary



FS14-118

Final Plat of Westover Ridge Addition Lots 1-R1-1 and 1-R1-2, Tract B

Situated in the John A. Bowers Survey, Abstract No. 87 and the Peterson Pate Survey, Abstract No. 1202, Tarrant County, Texas, being a replat of a portion of Lot 1-R1, Tract B, Westover Ridge Addition according to the plat recorded in Volume 388-96, Page 14, Plat Records, Tarrant County, Texas, and a portion of Lot 8 and 9, Block 1, West Ridge Addition, recorded in Volume 1807, Page 305, Deed Records, Tarrant County, Texas.

2 Lots 4.452 Acres
This plat was prepared in May 2014

DUNAWAY
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FIRM REGISTRATION 10098100

PLAT FILED IN TARRANT COUNTY DOCUMENT CONTROL NUMBER
D21502070 DATE: 01-30-2015